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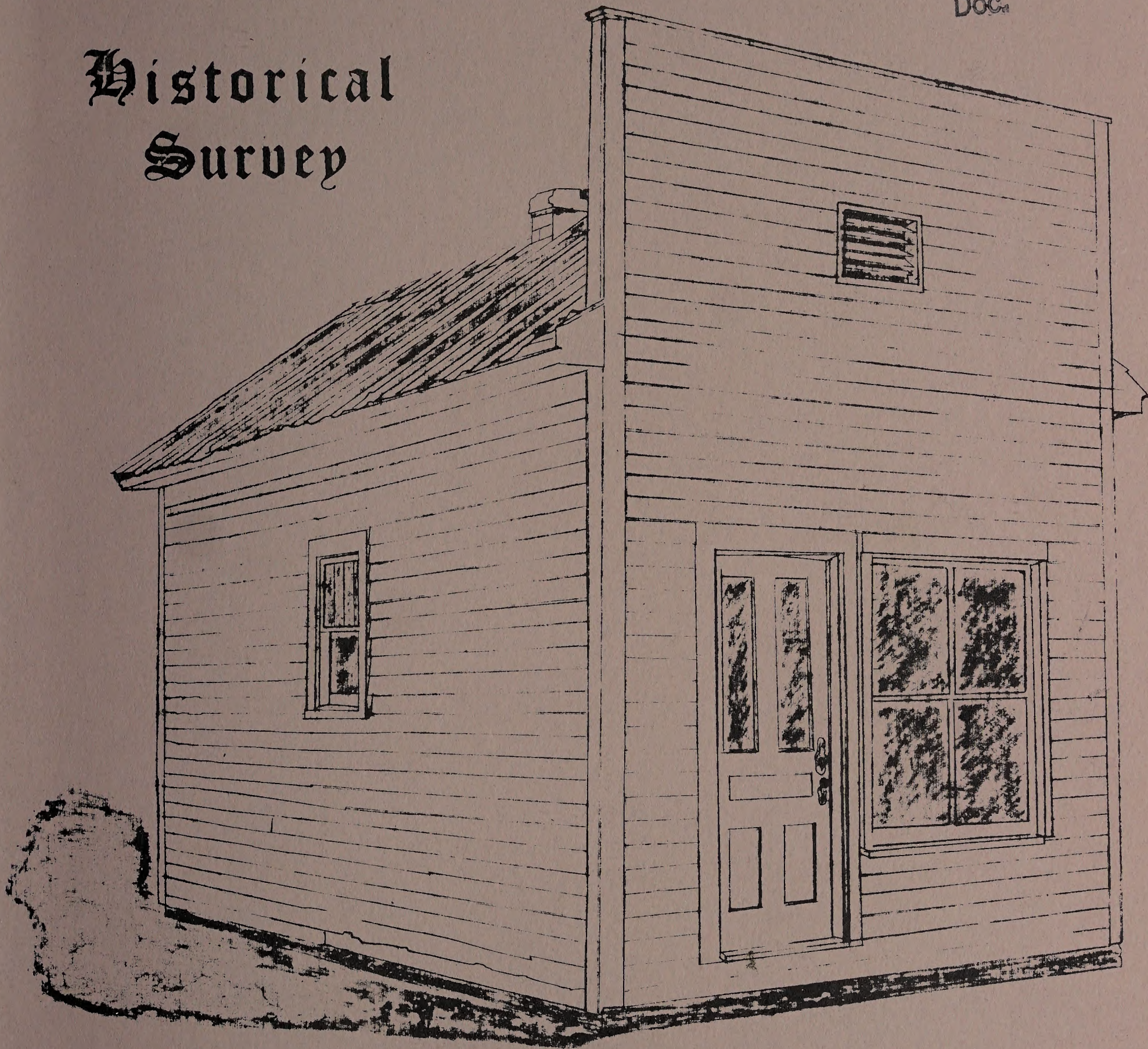
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# Historical Survey



Landis , N.C.







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<p>The historical report for Landis and the outlying area is based on the six basic components of a historical preservation program. These include: a preliminary survey, comprehensive inventory and evaluation, area analysis, program framework, public education, and implementation options. Also, recommendations are outlined for organizing and carrying out a historic preservation movement in Landis and the outlying area.</p>					
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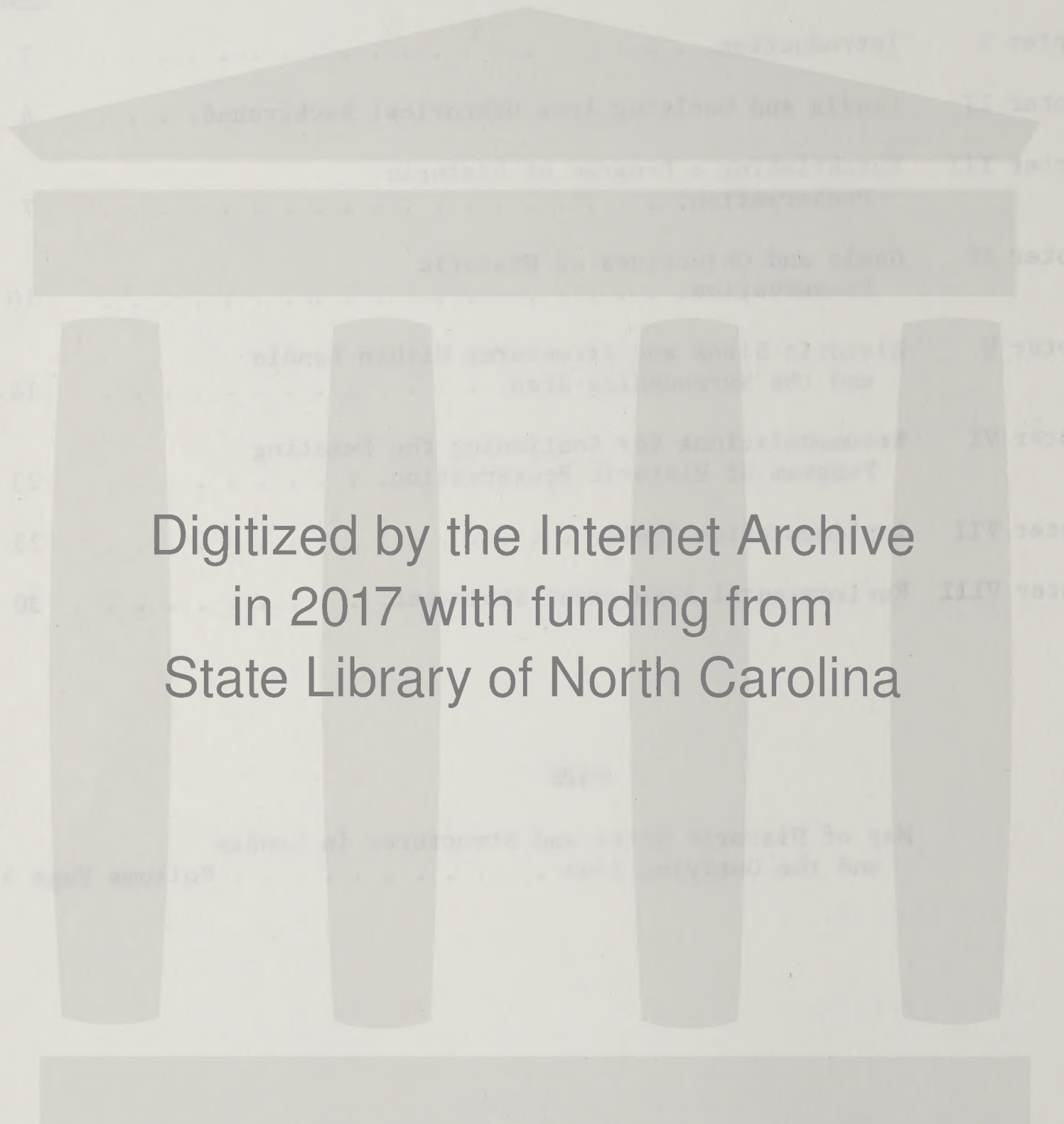
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## MAPS

Map of Historic Sites and Structures in Landis  
and the Outlying Area . . . . . Follows Page 4





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## CHAPTER I

### INTRODUCTION

The Landis Community Appreciation and Historic Preservation Committee has taken the initiative to identify and attempt to preserve and restore historic sites of cultural significance to their community. This has been accepted as a positive objective in many communities.

Historic and cultural conservation, the forerunner of historic preservation, evolved from an interest to preserve in reality or memory those cultural and social elements of the past which make our present environment. Historical preservation allows an individual or a community to relate and identify to its surroundings, which ultimately lends itself to a sense of confidence and a feeling of belonging to the community.

The Town of Landis and the outlying areas of Rowan County surrounding Landis have many examples of sites which are significant not only to Landis, but also to the area surrounding Landis and can be linked to the Town of China Grove. These sites range in character from residential structures, churches, cemeteries, and municipal structures to trees. Efforts to preserve these sites would give residents of Landis and the outlying area a link with their past and communicate the major purpose of any historic preservation study; that is, communicate the lessons of history, in order that the present and the future may learn from the past.

Historic preservation or historic and cultural conservation, can be defined as a program to identify, evaluate, protect and interpret the important physical features of a community. This definition is premised on the direction that historic preservation has taken in past and recent years. Early preservation efforts in the United States focused on individual sites







with historic and patriotic values and little consideration was given to architectural or artistic merit of the buildings. These individual sites or structures were established as museums where archives were displayed of various historic periods. Eventually this concept of structures of national historic significance progressed to preservation of structures which were architecturally significant and had distinguishing interior design.

The federal government began to be involved in the preservation movement in the 1920's and 1930's. Many municipalities within the United States began developing historic districts and adopting zoning regulations which would protect the unique characteristics of the districts in these towns and small communities. The Historic American Building Survey was the result of the federal government's involvement during this preservation era. This survey offered national recognition to a building's historic importance. Private restoration involvement progressed during this era and the result was the 1927 founding of historic Williamsburg by John D. Rockefeller. This was a major thrust for private development.

The federal government had its major thrust for historic preservation in 1949 when Congress chartered the National Trust for Historic Preservation. The National Trust is a non-governmental organization which acts as a clearing house for information to aid in historic preservation and is founded upon the principle of working toward the improvement of preservation techniques.

The federal government has continued its involvement in historic preservation and has recently created a National Advisory Council on Historic Preservation which provides matching financial assistance to states for surveys, acquisition and development of certain properties. The Demonstration Cities and Metropolitan Development Act of 1966 broadened preservation







opportunities in urban renewal and authorized HUD assistance to cities for undertaking surveys of properties of historic and architectural significance. Historic preservation in America has evolved through many stages, both private and public. It has been estimated that since 1941 one-fourth to one-third of the historic and architectural monuments existing at that time have been destroyed by the building of super highways, housing developments, and other changes which have occurred in the name of necessity or progress. This destruction of our cultural heritage must be stopped. It is through the governmental preservation acts and semi-public organizations such as the John D. Rockefeller, Jr. Foundation and the Landis community foundation that this goal can be accomplished.

This plan is intended to assist the residents, committee members, and town officials of Landis and the outlying areas in preservation of significant structures when making private or public plans which may affect these sites. Historic preservation of the significant sites should present the citizens of Landis, both present and future, with an accurate picture of their heritage.

This plan begins with an explanation of historic background of Landis followed by broadly stated goals and objectives which were discussed by the Landis Community Appearance and Historic Preservation Committee. The third element of this study identifies the historic sites selected by the Historic Committee which are pertinent to their heritage. The fourth section deals with recommendations to improve historic sites and to accomplish the goals and objectives of historic preservation in Landis and the outlying area. The final section consists of implementation tools, both private and public, and available assistance programs for historic preservation.







LANDIS AND OUTLYING AREA  
HISTORICAL BACKGROUND







## CHAPTER II

LANDIS AND OUTLYING AREA HISTORICAL BACKGROUND

The Town of Landis is located in the heart of North Carolina's Piedmont Crescent in Rowan County. When referring to the historic sites in the outlying areas, reference is being made to areas outside the jurisdictional limits of Landis but within Rowan County. This report will deal in essence with the Town of Landis and portions of south Rowan County which are significant to the development of Landis.

## South Rowan County

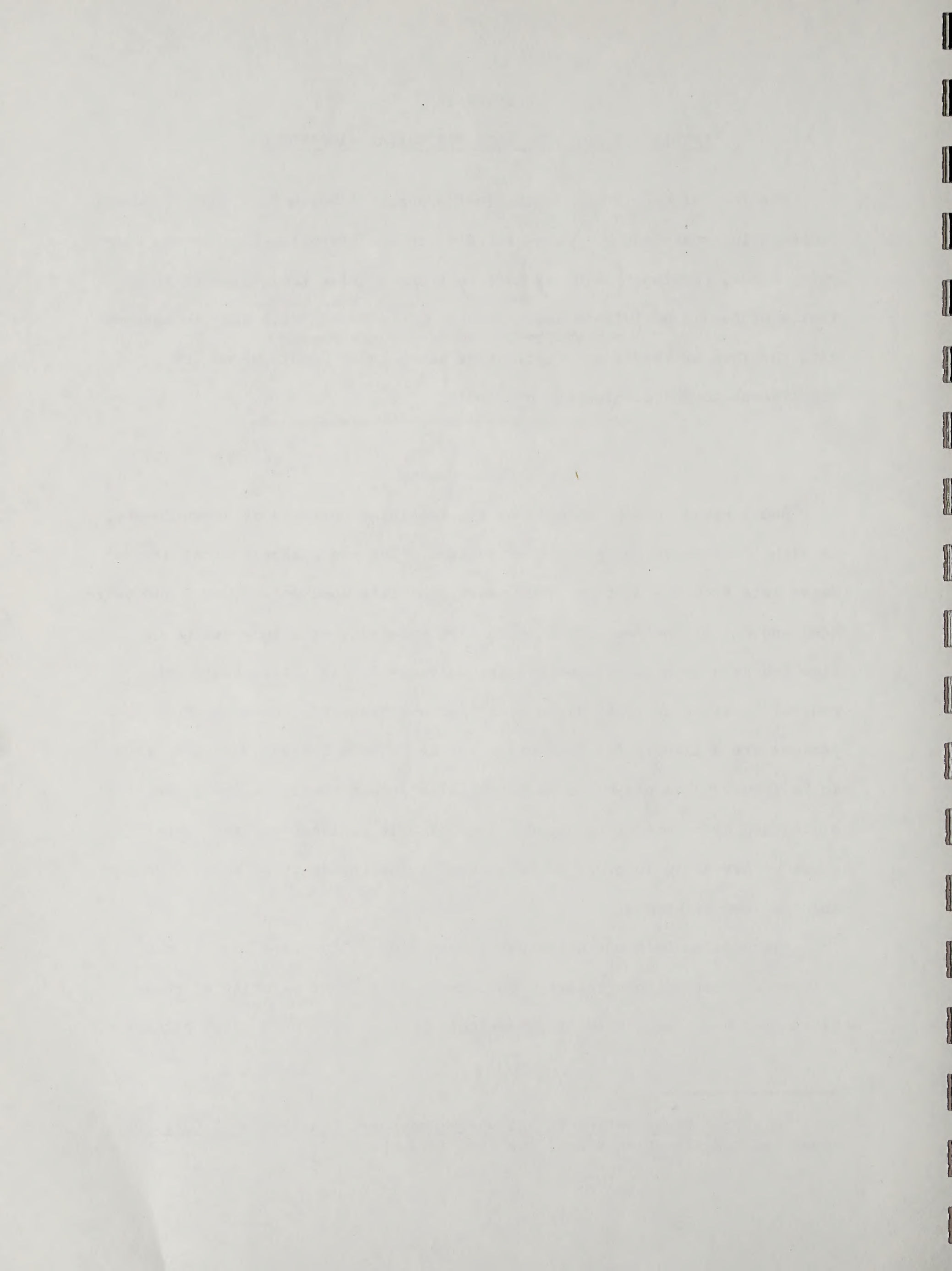
South Rowan County, as well as the remaining portions of Rowan County, is rich in historic and pre-historic sites. The pre-historic sites are dated late Archaic--4,500 - 3,000 years ago; late Woodland--3,000 - 300 years ago; and Multi-Component sites which have existed over a long period of time and have been built upon by many cultures.<sup>1</sup> Map 1 illustrates the general location of these sites. Artifacts representing each of these periods are available for inspection at the Catawba College Museum located in Salisbury. The pre-historic potential of Rowan County is being greatly diminished by construction and development. It is important that these areas be preserved in order to best benefit the residents of Rowan County and the Town of Landis.

Historic south Rowan, which dates from 100 to 330 years ago, is the primary subject of this report. Unfortunately a great majority of these sites have been demolished or remodeled. Most of the south Rowan sites are

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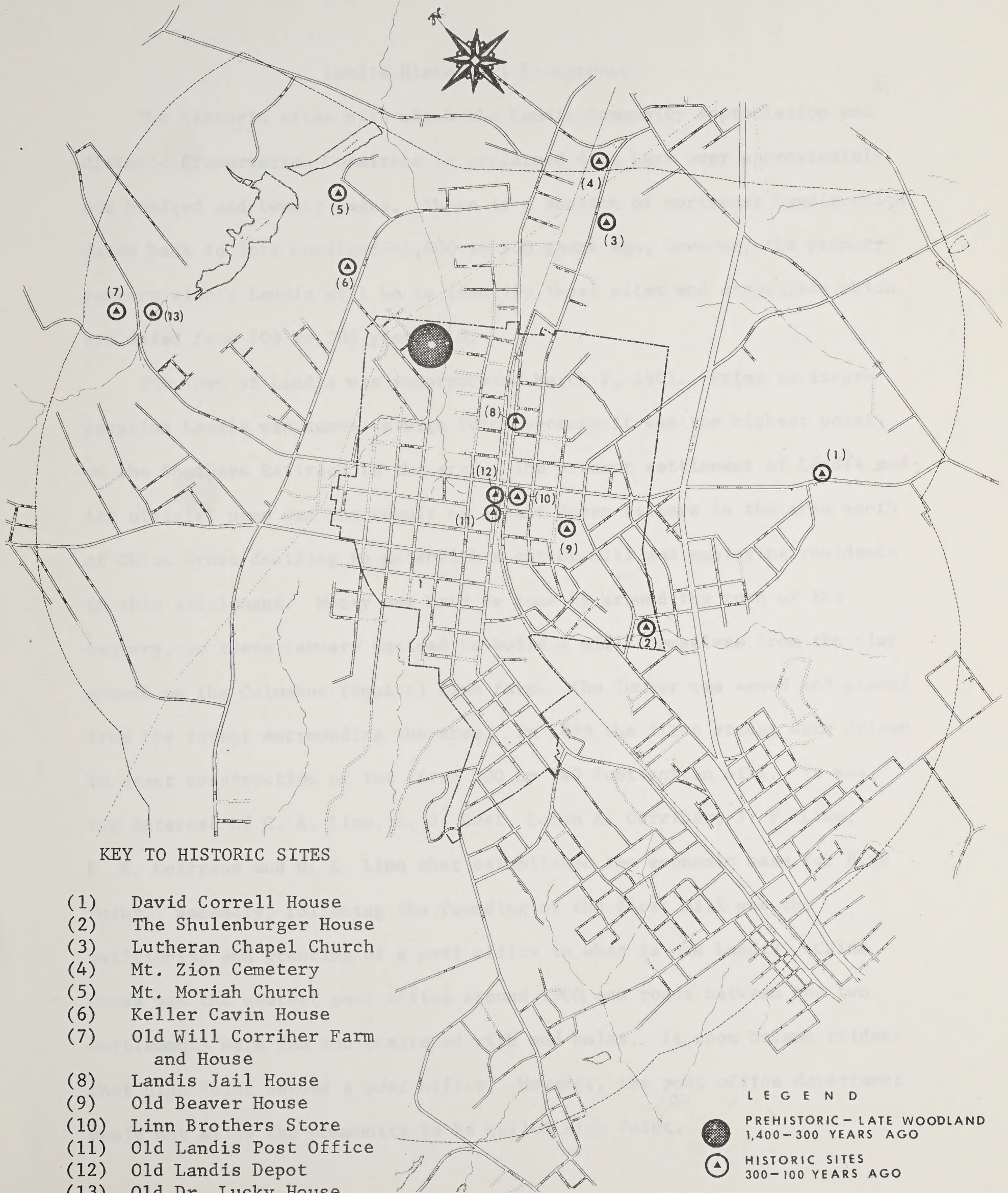
<sup>1</sup>Historic Preservation in Salisbury and Rowan County, North Carolina,  
Rowan Regional Planning Board, January, 1973, p. 6.







# HISTORIC SITES AND STRUCTURES OF LANDIS, N. C. AND OUTLYING AREAS





# HISTORIC SITES AND STRUCTURES OF LANDIS, N. C. AND OUTLYING AREAS



## KEY TO HISTORIC SITES

- (1) David Correll House
- (2) The Shubert House
- (3) Lutheran Church (Closed)
- (4) Mr. John Correll
- (5) Mr. North House
- (6) Keller David House
- (7) Old Will Correll House
- (8) and House
- (9) Landis John House
- (10) Old Weaver House
- (11) Elm Street House
- (12) Old Landis Farm House
- (13) Old Landis Depot
- (14) Old Dr. Lundy House



generally dated from the 1800's and are located in Rowan County around the perimeters of Landis, China Grove, and Enochville municipalities.

### Landis Historical Background

The historic sites with which the Landis Community Appreciation and Historic Preservation Committee is concerned date back over approximately one hundred and twenty years. There is a section of northwest Landis which dates back to late Woodland--1,400 to 300 years ago; however, the primary concern within Landis will be to identify those sites and structures which are dated from 100 to 300 years old.

The Town of Landis was incorporated March 7, 1901. Prior to incorporation Landis was known as High Point because it was the highest point on the Southern Railroad in the area. The present settlement of Landis and its official name was the result of a half dozen farmers in the area south of China Grove deciding to establish a cotton mill and employing residents in this settlement. Money was hard to come by around the turn of the century, so these farmers decided to build a mill themselves from the clay ground on the Columbus (Square) Linn farm. The lumber was sawed and planed from the forest surrounding the area. In 1899 the first stakes were driven to start construction of the first 200 by 140 foot cotton mill. It was the interest of C. A. Linn, C. J. Deal, Lotan A. Corriher, J. P. Linn, D. B. Coltrone and O. L. Linn that established the economic base for High Point. Secondly, following the founding of the first mill was the petitioning and granting of a post office in what is now Landis. China Grove was the nearest post office around 1900, and roads between the two settlements were few and scattered with mud holes. It soon became evident that High Point needed a post office. However, the post office department would not allow the community to be called High Point.



generally dated from the 1850's and are located in Green County around the perimeter of Landon, China Grove, and Landonville.

### Landonville - Landonville

The historic sites which the Landonville community preservation and Historic Preservation Commission have recorded date back over approximately one hundred and twenty years. There is a record of Landonville which dates back to late nineteenth-century, 1890 to 1900 years ago, however, the primary sources within Landonville are the Landonville House which and others which are dated from 100 to 200 years old.

The Town of Landonville was incorporated March 7, 1901. Prior to incorporation Landonville was known as High Point because it was the highest point on the Southern Railroad in the area. The present settlement of Landonville and its official name was the result of a vote taken by the area residents of China Grove deciding to establish a station with and adjoining residents in this settlement. When the vote was taken to name the town of the century, as these residents decided to build a mill themselves from the site ground on the Landonville (Landonville) area. The Landonville was named and placed from the forest surrounding the area. In 1901 the first station was driven in early construction of the 1901 to 1902 foot station with its was the interest of E. A. King, D. J. King, Landon A. Landon, J. E. Landon, D. B. Coltrane and D. J. King who established the Landonville House for High Point. Secondly, following the founding of the first mill was the petitioning and granting of a vote taken in 1901 to name Landonville. China Grove was the nearest post office around 1900 and road between the two settlements were few and scattered with no road. It was because without that High Point needed a post office. However, the post office department would not allow the community to be called High Point.



In 1901 the U. S. Government brought an anti-trust suit against a major United States oil company. The judge residing on the anti-trust case was Judge Kenesaw "Mountain" Landis. As a result of the large sum of money involved, 29 million dollars, and the name of the judge in the case, a motion was made one evening in an informal discussion that the town be named Landis. The motion was adopted by the community leaders and the name Landis was submitted to the post office department. The post office department did not object and on March 7, 1901, the North Carolina General Assembly ratified the incorporation of the Town of Landis, North Carolina.

In addition to identifying sites in the outlying areas in south Rowan County, the remainder of this study will document those sites within Landis which were constructed prior to incorporation and which are still standing.



In 1961 the U.S. Government brought an anti-trust suit against a group of steel companies. The judge ruled in favor of the companies and the government lost the case. The judge's decision was based on the fact that the companies had not conspired to fix prices. The judge also found that the companies had acted independently in their business decisions. The government appealed the judge's decision to the Supreme Court. The Supreme Court affirmed the judge's decision, ruling that the companies had not conspired to fix prices. The case was known as the "Steel Industry Case".



ESTABLISHING A PROGRAM  
OF HISTORIC PRESERVATION







## CHAPTER III

ESTABLISHING A PROGRAM OF HISTORIC PRESERVATION

There are at least six components that should be considered in a comprehensive program of historic and cultural conservation. These steps consist of a preliminary survey, inventory and evaluation, area analysis, program framework, implementation options, and public education.

## Preliminary Survey

The Landis Community Appreciation and Historic Preservation Committee has completed a preliminary list of all structures in Landis and the outlying area that are of possible significance to the town in its development. The survey materials were gathered by two methods. First, a review of The Rowan Story<sup>2</sup> by James Brawley was made in order to obtain documented facts pertaining to the development of Landis and south Rowan. The second technique was the "windshield survey" by which the staff of the Rowan Municipal and County Planning Board surveyed the area and attempted to discover buildings that could have features of architectural interest but that were not likely to be documented elsewhere. No evaluation of the structures were made at this stage.

## Comprehensive Inventory and Evaluation

This second component of the program has not fully been completed. The preliminary list of possible sites has been refined, detailed information has been collected from old records, and site inspections, photographing and

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<sup>2</sup>The Rowan Story, James S. Brawley, Rowan Printing Company, Salisbury, N. C., 1953.







mapping have been completed. However, a complete evaluation of the structures and sites has not been done. Evaluation of particular sites should be done by a professional or a number of professionals with the necessary education and experience in architectural and historic preservation.

### Area Analysis

This particular element relates to the inventory section in that information was obtained on existing zoning, structural condition, age and architectural style of the sites and structures considered significant or of interest to the community.

### Program Framework

A key element in the program framework is a set of basic goals and objectives for historic and cultural preservation. The program framework is an assessment of the community's preservation needs as reflected in a concise statement of objectives and an outline of the community's potentials for action as reflected in historic and cultural conservation plans for specific areas. These goals and objectives have been established by the Landis Historic Committee and are set forth in Chapter IV.

### Tools for Program Implementation

These tools are discussed within the framework of public and private options in Chapter VII. The public options include: zoning, historic and cultural zoning, special commissions, semi-easements, tax incentives and direct acquisition. Private avenues open for historic development, as discussed in Chapter VIII, include acquisition for private use, revolving funds, restrictive covenants, and private recognition.







### Public Education

Public education is a very important component in a successful preservation program. The primary objective is to stimulate public interest in, and concern for, the maintenance and enhancement of the community's historic and architectural heritage.

Public education is a continuing process. Steps have been taken in Landis and south Rowan County to get citizens involved and interested in their heritage. The South Rowan Times has aided in the education of the public by doing a feature story on historic preservation in Landis and the surrounding area. A request was made for individuals who were living in the area and interested in historic preservation to contact members of the Landis Community Appreciation and Historic Preservation Committee. Also, the Salisbury Post, a daily newspaper, has featured periodic articles on historic work, not only in Landis but work also being done throughout the county.







GOALS AND OBJECTIVES OF  
HISTORIC PRESERVATION







## CHAPTER IV

GOALS AND OBJECTIVES OF HISTORIC PRESERVATION

Before identifying the significant historic sites in Landis and the outlying area and recommending adaptive uses, it is necessary for the Landis Community Appreciation and Historic Preservation Committee to establish a set of realistic goals. It is also necessary to state the policies necessary to accomplish the objectives of historic preservation in Landis and the outlying areas. The following is a list of general goals and more specific objectives which apply to this study.

Goal: To rehabilitate and preserve historic sites which are significant to Landis' heritage.

Many of the historic structures which are in existence within Landis and the outlying area are in a deteriorated condition and need to be rehabilitated and put to an adaptive use. In order to insure that no structures or sites are demolished, moved, or altered, the town departments should work closely and cooperate with the Landis Community Foundation and the Historical Preservation Committee by submitting their plans to the committee for review.

Goal: To promote citizen interest, education, and pride in Landis and in its history.

The citizens of Landis are very proud of their town which is reflected in its generally good appearance. However, to create citizen interest, education, and pride in historic preservation, a continuing program of public education through editorials in the local newspapers on historic preservation in the area should be carried on. Citizens willing to contribute significant information should be encouraged to attend the scheduled meetings.







Identifying the existing sites and structures should give citizens of Landis and the outlying area a concrete past to relate to and a heritage to be proud of.

Goal: To stimulate a continued interest in historic preservation in Landis and the outlying area.

This goal is closely linked with promoting citizen interest. Continuing interest in historic preservation, once the citizenry is involved, is a very important goal. Rowan County's history dates back over a 12,000 year span and it is important for the Historic Committee in Landis, as well as interested individuals in the town, to continually be searching for clues as to pre-historic and historic sites in order to obtain the real history of the area prior to any incorporation dates.

These goals express an attitude toward the town and surrounding area. They are a representation of how the Landis Community Appreciation and Historic Preservation Committee would like their efforts to develop. These goals are not exclusive or by any means complete. It is the duty of the committee and interested individuals to edit, refine, adopt, enlarge and alter these goals to fit their conception of the future of historic Rowan County and the Town of Landis.

The following list of objectives are intended to be a means of accomplishing the historic preservation goals. These objectives are presented as guidelines that the committee can use to help insure a coordinated preservation effort in Landis and outlying areas in south Rowan County.

Objective: Encourage legal and financial protection for those sites which are found to be of historic significance.







Legal protection can be one of the basic methods used for protecting old historically significant sites. Many towns have adopted amendments to zoning ordinances whereby historic district zoning is allowed. Also, some towns and cities, such as the City of Fayetteville, N.C., have purchased historic sites and adapted them to public use. Financial protection is another means of preserving a town's heritage. The Town of Landis is fortunate to have an organization such as the Landis Community Foundation which is supported by industrial interests in town. This organization has cooperated greatly in restoration projects in Landis and also in making Landis a better community. The town, as well as the Landis Historic Committee, should encourage private restoration of structures of historical character. Financial protection, in addition to legal protection, form powerful tools in historic preservation.

Objective: Institute a program on local history and a publicity program to educate the people of Landis and South Rowan County on the areas of historic potential.

Educational courses pertaining to local history are taught in the Landis schools. Additionally, a course in Rowan history is taught at the Supplementary Education Center in Salisbury which is primarily aimed at those persons in the field of education. However, more programs on local history need to be instituted and aimed at the public in order to inform them about the historic places in Rowan and more particular in their area. This would generate interest by the people and at the same time broaden self-education.

Objective: Develop a sense of civic pride through historic preservation and use that history to attract tourists and visitors.







This is being done through the Landis Community Foundation. The Foundation is restoring three old sites in Landis along the Southern Railroad. The Foundation will make available to visitors and persons new to the community information on the restored sites. If Landis and south Rowan achieve status as an area of historical importance, it will be necessary for the Landis Historical Committee to work with the Landis Community Foundation and provide a summary of historic sites throughout Landis and the outlying area.

Objective: Promote a continual interest in exploration of  
historic potential in south Rowan and Landis.

Many citizens in Landis and south Rowan are aware of their heritage and make a special effort to continue to explore it. The staff of the Rowan Municipal and County Planning Board is aware of the interest of Rowan citizens in their heritage and is aiding various municipalities in researching and documenting sites which are thought to be of historical significance. It is through this Board that interested citizens, municipal officials, and official boards can work and insure the objective of continued interest in Rowan history.









HISTORIC SITES AND STRUCTURES WITHIN LANDIS  
AND THE SURROUNDING AREA







## CHAPTER V

HISTORIC SITES AND STRUCTURES  
WITHIN LANDIS AND THE SURROUNDING AREA

The Landis Community Appreciation and Historic Preservation Committee and staff members of the Rowan Municipal and County Planning Board partially completed the inventory and evaluation of the historic preservation program.

This component involves refining the preliminary list of structures and sites using more detailed information that has been collected. This chapter is an inventory of sites and structures within the town and the outlying area the committee felt were significant in the development of their town. The first section deals with sites within the Town of Landis and the second section will identify those sites in the outlying area.

## Landis Sites

The Old Beaver House

The Old Beaver House, which is photo 1, is located at 2085 Beaver Street. This structure was built in 1854 and is currently owned by Harmon Eugene Beaver as a single family residence. This structure is one of the oldest within the Town of Landis. It has a brick and peir foundation, bevel siding, and asphalt shingles. The corners of the building are cornerboards. The roof is a gable roof and the chimney is a centerend type. The doors are square transom and the windows are regular style. There has been an attachment added to the rear of the seven room structure. The condition of the structure has been classified as poor.







### The Old Shulenburger House

This structure was originally built in 1855 of log construction. This is also one of the first and oldest buildings which was built in what is now the Town of Landis. This house is located at 602 Dial Street in Landis and is owned by James H. Pittman.

The construction of this building, as seen in photo 2, is a two-story bevel siding with a brick foundation. The doors are of double side light square transom and the windows are of regular style with no variation. As can be seen in the photo, the front segment of the building is the original structure. There have been two rear attachment additions. Also attached to the original structure is a porch with brick pier and Doric columns. This is an eight room structure with a single fireplace and centerend chimney construction. This structure is a single family residence and the condition of the structure is fair.

### Linn Brothers Store

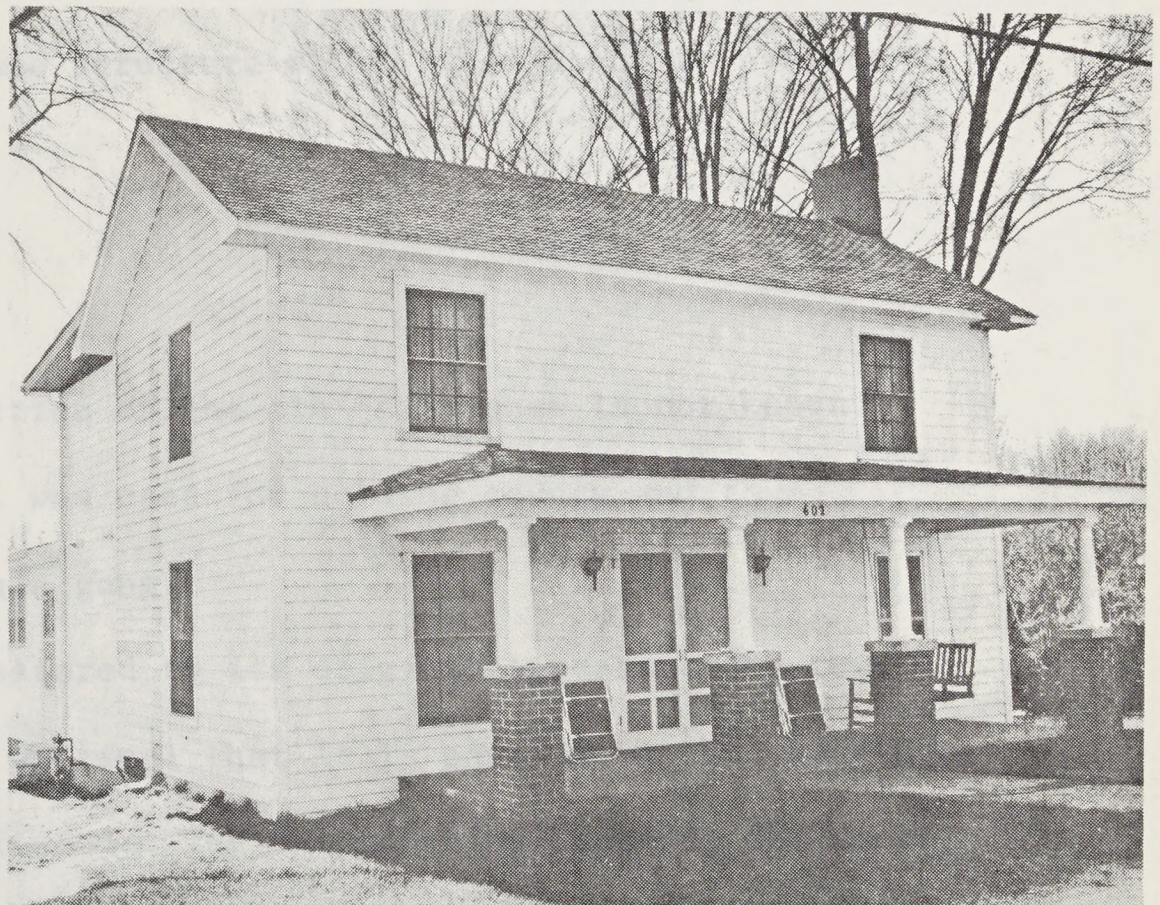
This is one of the first, if not the first, commercial establishments located in Landis prior to incorporation. The general store is located at 101 South Main Street and was built in 1900. It was built by O. L. Linn and J. P. Linn. The interior of the building remains as it was in 1900. The owner would not permit photographs to be made of the inside; however, an exterior photograph was made and is shown on the divider page. Photographs are occasionally worth a thousand words; however, with no photos of the interior, a brief twenty to twenty-five words must suffice.

The interior, as stated previously, remains as it did in the early days. There are a number of antiques, such as the lazy-susan and cleaver cheese disc. Old stetson hats and food commodities surround the walls and,















of course, the old pot-bellied stove is located in the center of the general store. It most probably was the catalyst for many a conversation on cold days and nights.

The exterior and interior of the building are in generally good condition considering the age. The exterior of the building is constructed of brick with wood trim. The old general store is still open for business.

#### The Old Landis Post Office

The exact date of the structure is not known; however, it was once owned by Dr. Calvin W. Corriher and used as a meat market in the late 1800's and early 1900's. This little frame building later became Landis' first post office. After construction of the new post office, this structure was used as a cafe and later as a catch-all warehouse. Town officials and private interests felt this was part of their heritage and quickly acted to purchase and restore the frame structure which is adjacent to present day Main Street (see photo 4).

#### The Landis Jail House

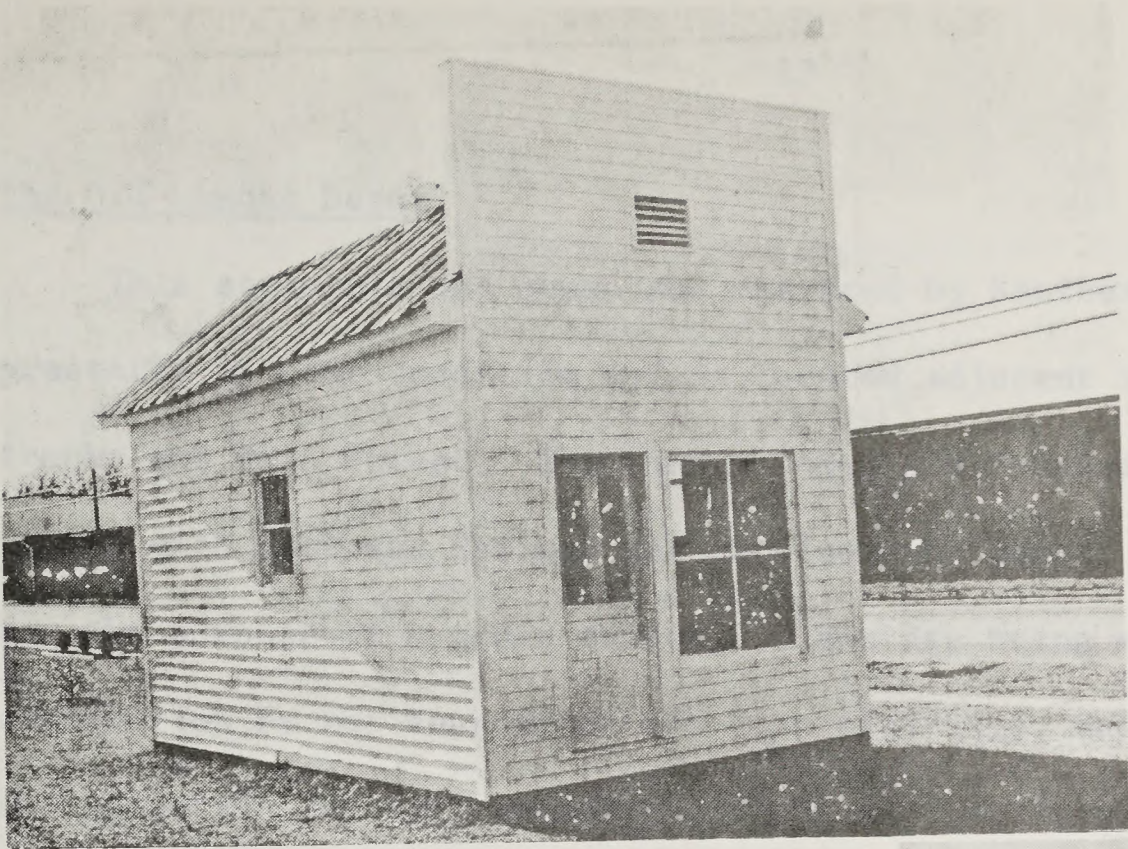
The exact date of construction of the old jail house is not known. Research revealed that the jail was used for holding county and town prisoners who worked on the chain gang.

This structure has been restored to its original appearance by town officials and private concerns who feel that it is part of Landis' heritage. The structure is constructed of wood. The only opening, besides the doors, is a small window with bars which is just an air hole (see photo 5).





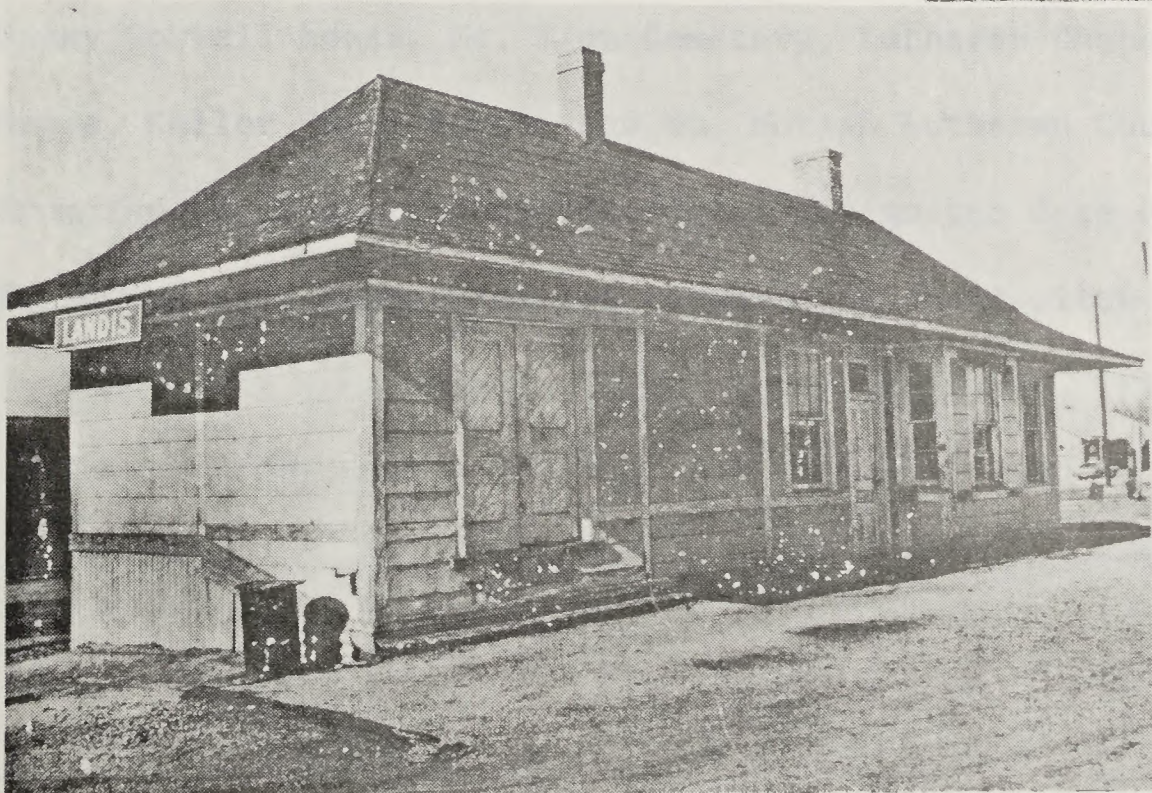




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### The Old Landis Depot

This structure was owned and operated by Southern Railroad. It is presently in poor condition and is located adjacent to Southern Railway tracks and Main Street. The Landis Community Foundation has recently negotiated with Southern Railway and obtained the depot. It is being restored for the purpose of a train museum. Plans are being made currently for restoration by the Foundation and town officials, and a program of maintenance and operation is being established. It is conceivable that the depot, jail, and old post office will be placed within access of the downtown area on a site accessible to the public. (See photo 6)

### Outlying Areas

The structures and sites that were identified in the outlying areas were within the China Grove Township. However, due to the historic similarities between China Grove and Landis, the Landis Historic Committee did not feel justified in claiming sole possession of the structures and sites. When the term outlying area is used, it refers to areas which the committee feels were important in historic development of the entire area, not just Landis. The structures and sites inventoried include the old Will Corriher farm, the Davey Correll house, Mt. Zion Cemetery, Lutheran Chapel, the old Dr. Lucky House, Keller Cavin House, and Mt. Moriah Lutheran Church which were evaluated from the standpoint of architectural design and date of construction. The following is a summary of the research on these sites and structures.







### The Old Will Corriher Farm

This site and its many structures exemplifies the agrarian life style that existed in the south Rowan area in the mid 1850's. This site is owned by William A. Corriher, Jr. and others and is located approximately two miles northwest of the corporate limits of Landis on the first rural mail delivery route in North Carolina.

This site is a 160 acre farm with house, barn, corn crib and tool storage shed. The house, as found in old records, was constructed in 1856. However, there was a dwelling unit on this property prior to 1856, which was owned by the Bostian family. There are no accurate dates available to verify this information.

As seen in photograph 7, the existing structure is constructed of a peir foundation, bevel siding, with cornerboards, wood shingles, and log walls. The house is a two-story, five room structure. The barn, seen in photo 8, is of planed log construction and built in 1880. The corn crib, photo 9, is also constructed of planed logs and was built in 1880, according to Court-house records. An attachment, a kitchen, was made to the house in 1930. Condition of the house and outside structures are classified as poor.

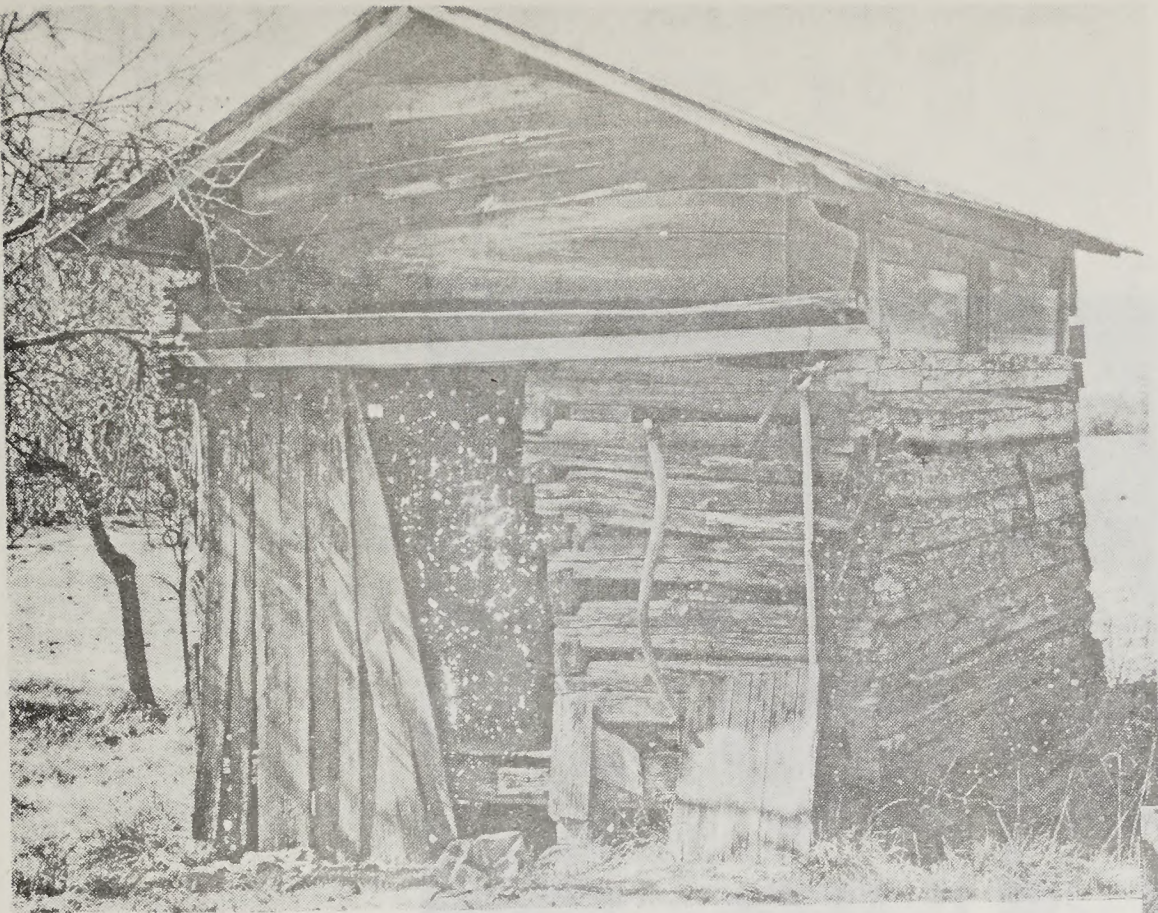
### The David Correll House

The old David Correll House was built in 1850. It is currently owned by Mr. Ralph Albright. This structure is located on Beatty Ford Road, China Grove. As seen in photographs 10 and 11, the outside building, the log barn, log corn crib and log tool shed are in poor condition. These structures, even in their present condition, aid in preserving the historical identity of the dwelling unit. Its construction is a brick foundation, bevel siding and asphalt shingles. The structure is used as a seven room single family

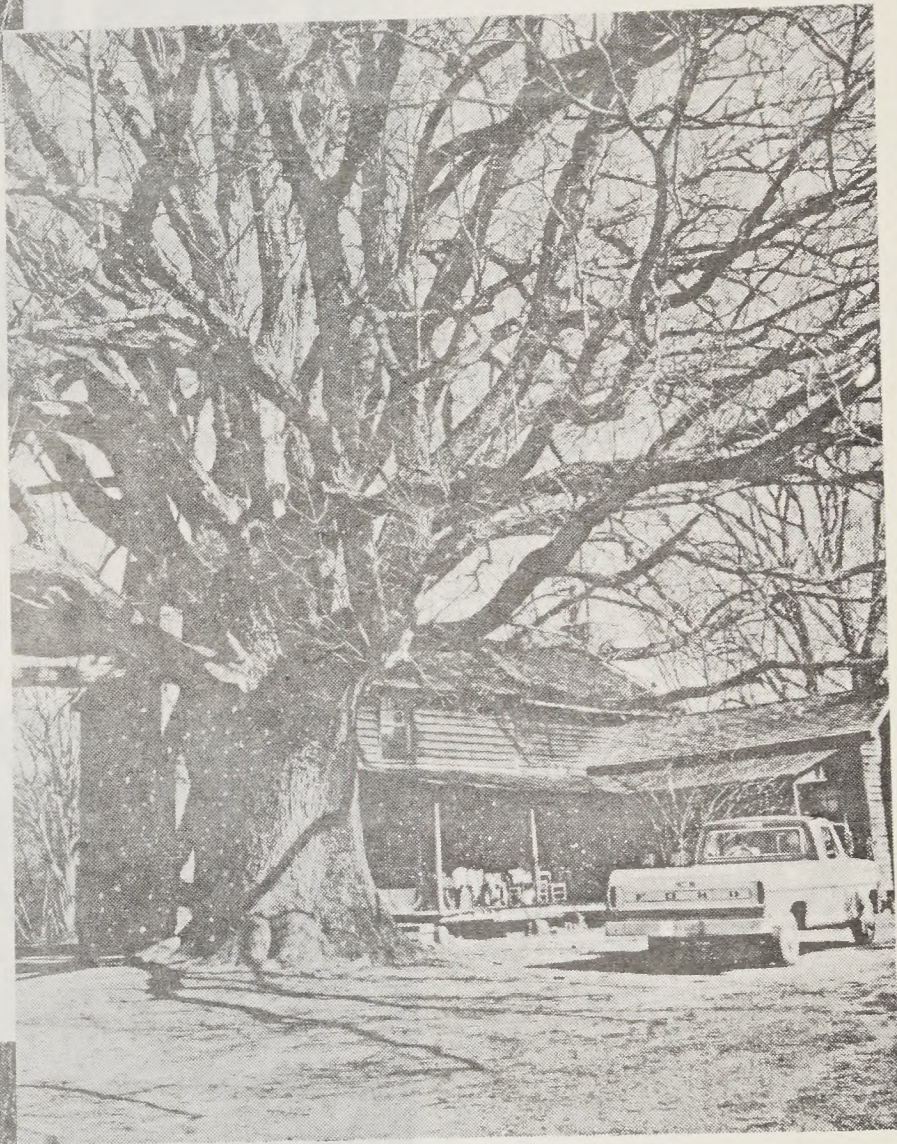




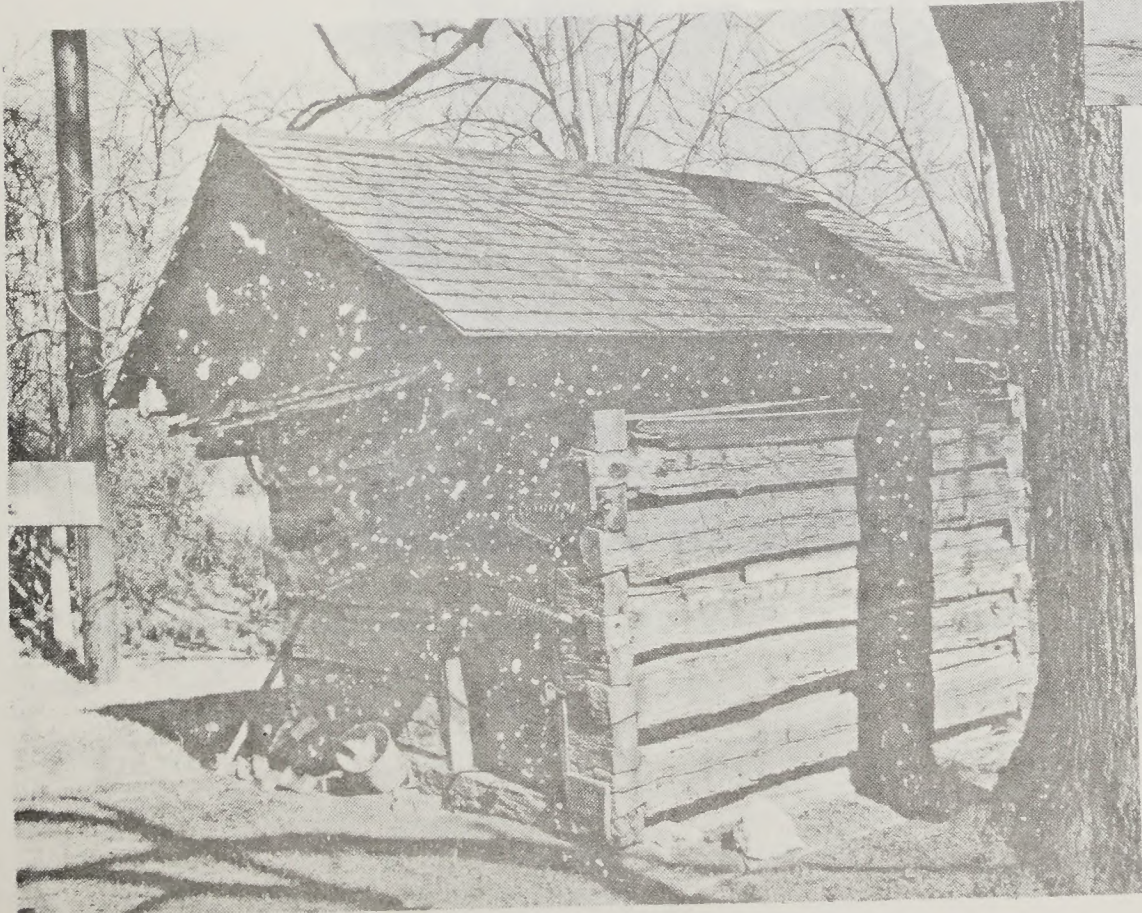




9



7



8

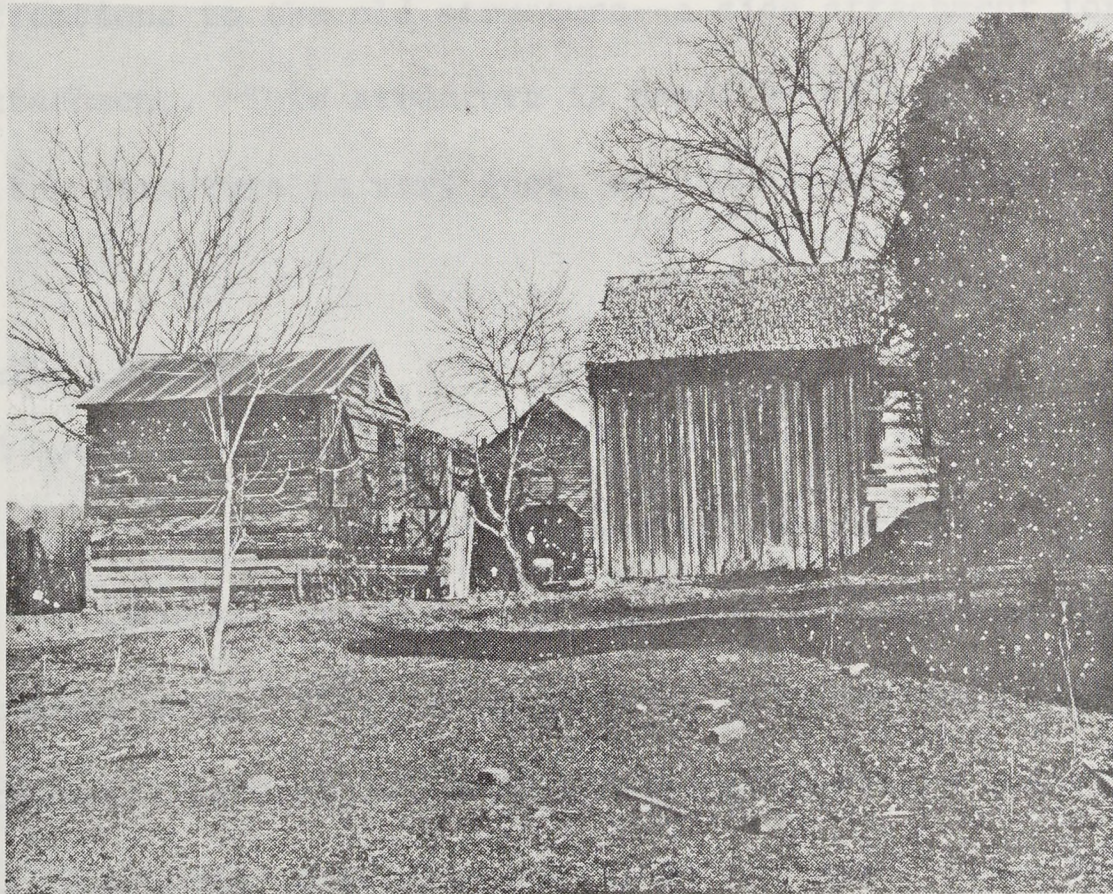








10



11







unit. The chimneys are a centerend type and the roof is gable style. In 1940 the structure was remodeled and a wing attachment added. The doors are a double side light transom and the windows are varied style. The columns could not be classified as Doric, Ionic or Corinthian style, but they are closely associated with the old southern plantation type. The condition of this structure is fair.

#### The Keller Cavin House

This single family dwelling unit was constructed in 1850 and remodeled in 1916, 1963 and 1971. This structure is located on Mt. Moriah Road, approximately one-half mile northwest of the Landis corporate limits. This structure was originally a log cabin; however, after modifications, as seen in photo 12, resembles the old southern plantation style house. The roof style is balustrode with a centerend chimney. The windows are regular style and the door is a single side light square transom. There have been two obvious modifications to the old structure--a side attachment for a carport and a rear attachment. This structure is owned by Wilson K. Cavin. The condition of the structure is very good, as can be seen in photo 12.

#### The Old Dr. Lucky House

This old house is vacant and dilapidated and in danger of being destroyed in the near future. The original structure was built in 1861 by slave labor. In 1900 the attachment to the rear of the house was made. This house was occupied until 1956. Pieces of the old furniture still are in the old house; however, the more valuable heirlooms have been distributed to the family heirs. The house is located on Millbridge Road, China Grove Township. It is constructed of wood with cornerboard, peir foundation, gable









12



13







roof with centerend chimneys. The windows are regular style and the doors are double square transom. The present owner lives in a modern new structure adjacent to the old house. His plans are to destroy the old dilapidated structure in the near future. (See photo 13)

#### Mt. Moriah Lutheran Church

Mt. Moriah Lutheran Church was built in 1840. However, Mr. Moriah was organized in 1824 by Rev. David Henkel and 17 members who originally belonged to Lutheran Chapel Church. The original Mt. Moriah Church later was destroyed by fire and a second structure was built in 1880 which was also destroyed by fire.

Another church was built in 1929 and still remains on the site of the old structure. It is located in the northwest portion of south Rowan, approximately one-half mile outside the Landis corporate limits. The present structure is not as historically significant as is the site. The church was not to be identified for historical purposes, but rather architectural purposes. This church design reveals part of a developing culture from many years ago. It is the Lutheran or early Germany influence which is reflected in current architectural style, as seen in photograph 14. This is a two-story brick and steel structure with a partial basement. It has many significant interior and exterior design structures: Gothic, in Cruciform with arching stained glass windows and Tudor Gothic lights and kneelers. This is one of the oldest Lutheran churches in the community and is in very good condition.







### Lutheran Chapel

Lutheran Chapel is another of the oldest churches in the Landis area. This church was constructed by members in 1866 out of hand-made brick. There have been two additions to the structure--one (including two tower rooms) in 1892 in the rear and another in 1933 when additional Sunday School rooms were added. This is a one-story structure with a balcony. The building does not display the usual architectural design of the German influence of towers. The structure is in very good condition as seen in photo 15. It is located in the China Grove Township on South China Grove Street.

### Mt. Zion Cemetery

Mt. Zion cemetery is located behind Mt. Zion Church between Highway 29A and the Southern Railway, approximately one and one-half miles north of the corporate limits of Landis. As seen in photo 16, this cemetery is landscaped nicely. However, the headstones are in poor condition. This cemetery is significant to Landis and south Rowan in that many of the south Rowan pioneers such as Beavers, Bostians, Corrihers, Linns were buried here. It is also documented that a U. S. Congressman from South Carolina, Congressman James Overstreet, was buried in the cemetery after drinking a glass of well water and dying. The cemetery is indeed one of the oldest and significant cemeteries in south Rowan, and the Landis Historical Committee feels it should not be allowed to deteriorate and become a community liability, since it is part of their heritage.









14



15



16







This chapter of the Landis Historical Study has identified and analyzed the structures and sites within Landis and the outlying area that are thought to be of historic and cultural significance in the development of the Town of Landis and south Rowan. In order to complete this documentation, an evaluation needs to be made of the selected sites and structures by a professional historian. Such a service is offered by the North Carolina State Archives and History Department. An evaluation of these sites by such an official would give the Historic Committee cost estimates for renovation of the sites which are found feasible to restore.







RECOMMENDATIONS FOR CONTINUING THE  
EXISTING PROGRAM OF HISTORIC PRESERVATION







## CHAPTER VI

RECOMMENDATIONS FOR CONTINUING THE  
EXISTING PROGRAM OF HISTORIC PRESERVATION

Of the six components discussed previously in the Landis Historic Preservation Study, there is one component which needs to be reviewed. This component is an evaluation analysis. This would involve having an official of the State Archives and History Department appraise these selected sites for their historic value to the community and the state. The Landis Community Appreciation and Historic Preservation Committee should also consider the following general recommendations. In order for Landis to have a comprehensive and continuing historical planning process, the following recommendations should be considered and implemented.

- (1) The Landis Community Appreciation and Historic Preservation Committee is an ad hoc committee at present, which consists of members of the town Planning Board and various women's clubs. It is suggested that this committee consider formally organizing into an official organization. It is also suggested that the organization be a joint endeavor between Rowan County and Landis whereby each can secure jointly their individual interest through a single historic properties commission.
- (2) It is recommended that the committee and the staff of the Rowan Municipal Planning Board work jointly in an effort to secure an official from the N. C. State Archives and History Department to further evaluate the potential of the sites and structures that have been identified. It is also suggested that cost estimates be obtained for restoration of sites and structures which are found to be significant to Landis' heritage.







- (3) Financial assistance programs are available from many federal, state, local, public and private sources. It is suggested that in the event any of the structures or sites are found to be significant to Landis or south Rowan's development, the committee use the funding sources available to restore and preserve the sites.
- (4) The town should preserve and restore, with assistance of local, state, and federal agencies and groups, as many of the historical sites and structures as possible.
- (5) The historical plan for Landis should be reviewed periodically and updated as needed.
- (6) The town should adopt and enforce, as needed, appropriate historical zoning controls.
- (7) The town should encourage private restoration of structures of historical character.
- (8) The final recommendation is for the Landis Historical Committee, after being organized, to request review powers over any future land development in Landis.

As stated previously, these recommendations need to be implemented in order to insure that a complete historical and cultural preservation effort is underway in Landis and south Rowan County. The final recommendations are very significant in that if Landis' heritage is going to be preserved from uncontrolled development, the historic committee must have an input or review power to insure the historic interest is not being violated.















## CHAPTER VII

IMPLEMENTATION TOOLS

Program implementation is the most important element in a planning document. There are a number of programs available to towns and counties for carrying out programs of historic and cultural preservation. There are also many options for private interest to participate in a preservation effort. The best effort, however, is one which is a combination of public and private cooperative efforts.

## Public Options

Zoning

Conventional zoning can offer some protection to historic areas. These techniques include permitted uses, density, building heights, lot coverage, setback lines, yard and open space requirements, signs, off-street parking and loading requirements. The weakness of the conventional zoning ordinance, however, is that it cannot prevent an owner from removing or making alterations in the original design of the house. There are no architectural provisions controlling this situation.

Historic and Cultural Zoning

This approach to preservation provides protection for sites that are scattered throughout the town or county. The present North Carolina law, with regard to historic zoning, only gives a municipality or individual a 90 day period for dedication or sale of historic property that is in danger of being destroyed. Success of this approach is dependent upon flexibility in the controls and public policy commitment. Public policy commitment entails preparing and adopting a zoning amendment which establishes the basic







framework for designation of historic areas, standards for development, architectural controls, and a structure for administering these controls within potential historic districts.

Preparing general regulations which are flexible is essential so that they can be applied to districts of different character within the same town. Historic zoning can protect the architectural design of structures although it cannot protect structures from adverse environmental influences. Therefore, proposals for designating individual structures as historic districts should also include recommendations for the creation of transitional areas around them.

#### Special Boards

Special boards or commissions exert architectural controls over historic structures and places. These boards operate aside from the zoning ordinances. Functions of these boards are similar to an architectural review board. The powers may vary with the locality and state enabling legislation; however, North Carolina only has a 90 day grace period.

#### Scenic Easements

This is a public control program used to preserve architectural integrities of certain historic structures. The purpose is to prevent exterior alterations detrimental to the original design. This is accomplished by a public body acquiring through purchase, condemnation, or donation, a negative easement over the facade of the building which does not allow the owner to alter the exterior appearance of the building without approval of a designated public agency. The owner and his successor would retain all rights to the property except the right to modify its appearance.







### Town Acquisition for Public Use

Direct acquisition of important buildings and sites either by purchase or by condemnation is another public system avenue which is open to preserve selected important structures or sites. This option should be exercised when a significant structure becomes available in a location suitable for a particular public function. Decisions on public acquisition must not only be based on historic and architectural qualities but also on the potential for productive use by a public agency.

### Private Options

#### Acquisition for Private Use

Private organizations or individuals, in many instances, have purchased and repaired old historic structures and put them to an appropriate reuse. Examples of such private reuses include Chamber of Commerce, professional offices, women's clubs and historical committee headquarters.

#### Revolving Funds

The revolving funds technique applies private funds or municipal funds to the redevelopment and conservation of historic sites. These sites are then rented or resold, usually with deed restrictions to protect the exterior appearance of the structure. The proceeds are then returned to the original account and then applied to another project.

#### Restrictive Covenant

This method can be used to preserve certain features of historic sites. However, a restrictive covenant is a binder which runs with the land, its owner and successor. Preventive covenants depend on the consent of all







owners in the area in question. A restrictive covenant may be an effective control, but they are virtually impossible to create in historic areas.

### Private Recognition

Private recognition is the final type of private effort and gets into the realm of friendly persuasion. Many times local historic committees will try to educate owners about the historic value of their structure. The committee places a distinctive marker on the structure to signify its importance if the owner agrees to a certain standard of maintenance. This is more an educational technique than a tool to accomplish an historic control.

The task of developing and implementing a program of historic preservation extends beyond the normal scope of activities of any single profession. Because of its intimate relationship to other aspects of community development, the preservation program should be developed within a comprehensive planning context. As a program develops, it will require the involvement of both professionals and laymen. Teamwork and coordination are essential to provide the broad base of fact and judgment from which the plan for preservation is prepared. Through the interaction of the Landis citizens and their particular skills, it is hoped that a program capable of implementation will emerge.

In the event of an emerging historic program, it is necessary for the committee to have a program coordinator. This individual would be responsible for coordinating various facets of the historic preservation program and maintaining a continuing interest in various projects. This individual would also be responsible for obtaining information on funding of various projects and also be knowledgeable on what preservation efforts were being carried out within the area.







The coordinator is responsible for insuring that the program is organized, efficient, and progressive. A coordinator would be responsible for keeping the program moving toward the goals and objectives which were established at the beginning of this study.







ENVIRONMENTAL ASSESSMENT STATEMENT







## ENVIRONMENTAL ASSESSMENT STATEMENT

The historical report for Landis and the outlying area is based on the six basic components of a historical preservation program. These include: a preliminary survey, comprehensive inventory and evaluation, area analysis, program framework, public education, and implementation options. Recommendations are outlined for organizing and carrying out a historic preservation movement in Landis and the outlying area.

This study, if adopted by the Landis Historical Committee, should aid in the preservation of Landis' and south Rowan's heritage. This document recommends preservation policy, as stated in the Landis Land Development Plan. If followed there will be no adverse effect on the environment, but an assurance that the study will serve as a control to help implement the objective of historic preservation in Landis and the outlying area.

The alternative to the adoption of this document and the implementation of the recommendations is to continue the short term historic policy of destroying and replacing with regimented mediocrity. However, with the adoption and cooperation of interest by individuals, this document can be used by the future citizens of Landis and south Rowan. If this document is not adopted by the historic committee as their historic planning policy, there are many historic sites in Landis and south Rowan which could be considered as historic resources that will be destroyed and therefore be considered irretrievable and irreversible.

There are no adverse environmental effects anticipated by the adoption of this study. It should result in many beneficial environmental qualities which can be enjoyed by the citizens of Landis and south Rowan County.







There has been a growing concern over the past years with our environment. In 1972 the Department of Housing and Urban Development began to require an Environmental Assessment with federally assisted plans. This assessment statement reflects the increased attitude of environmental concern and the desire to save it before it is destroyed. The increase in the concern over environmental quality has lead to an increase in federal and state laws protecting environmental quality. Among the most important federal statutes are those creating the Environmental Protection Agency and the Council on Environmental Quality (the National Environmental Policy Act). In addition there are numerous administrative directives within the various federal agencies that require environmental planning. Also, Congress has passed numerous laws dealing with certain areas of environmental protection.

State and local controls which are applicable to this report include: G.S. 160A-339.1-13, North Carolina Historic Properties Commission for Cities and Towns; G.S. 160A-396, North Carolina Historic Districts Enabling Legislation for Cities and Towns; G.S. 160A-382, North Carolina Zoning for Districts in Cities and Towns.

Local environmental controls for preserving historic sites and structures would include amending the town zoning ordinance to include historic district zoning and using the powers of condemnation by the town official whereby historic buildings are condemned, restored, and reused as public offices.

This document has been reviewed by the Landis Community Appreciation and Historic Preservation Committee. The review did not raise any issues which would pose any environmental problems to the Town of Landis or the surrounding area. Enforcement of federal, state, and local statutes and ordinances would assure a positive and beneficial impact to the environment of Landis and the outlying area.











